

TEXAS HISTORICAL COMMISSION



THE TEXAS COURTHOUSE STEWARDSHIP WORKSHOP Sponsored by the Texas Land Title Association

Thursday, May 24, 2012

8:00 – 8:30 Continental breakfast

8:30 – 8:50 **Call to Order / Introductions:** Stan Graves, director, Texas Historic Courthouse Preservation Program, Texas Historical Commission (THC)

8:50 – 9:25 **Welcome:** Mark Wolfe, executive director, Texas Historical Commission (THC)
Leslie Midgley, executive vice president, Texas Land Title Association (TLTA),
Gene Terry, executive director, Texas Association of Counties (TAC)

9:25 – 10:15 **Keynote: Scouting Courthouse Prospects**
Evan Fitzmaurice, executive director, Texas Film Commission

As Texas courthouses become the backdrop for film projects, large and small, counties need to understand the aspects that make these venues favorable for filming. The Film Commission can also provide advice to local communities to help protect and support these historic resources.

10:15 – 10:25 **Break**

10:25 – 11:05 **Session 1: Managing Public Use of the Courthouse and Courthouse Square**
Mickie Ross, executive director, The Williamson Museum
Ali James, curator of the Capitol & director of the Capitol Visitors Center, State Preservation Board

Increasing public demand on historic landmarks may lead to implementation of new policies and a source of income for courthouse maintenance. The Williamson County Courthouse and the Capitol will be discussed as model case studies.

11:05 – 12:15 **Session 2: Preparing for Disaster on the Courthouse Doorstep**
Greg Pekar, Section Administrator, Mitigation Section, Division of Emergency Management, Texas Dept. of Public Safety
The Honorable George Grubb, Jeff Davis County (fires)
The Honorable Samye Johnson, San Augustine County (floods)
Dwayne Jones, executive director, Galveston Historical Foundation (recovery & looking forward)

As the heart of communities, county courthouses play an important role in mitigation, preparedness, response and recovery during disasters. Protecting this historic landmark will be explored, as well as the county's concurrent role in the continuity of services, sheltering in place and providing community leadership before, during, and after a disastrous event.

12:15 – 1:30 **Lunch** (provided)

- 1:30 – 2:10 **Session 3: Maintaining Exterior Metals: Out of Sight and Out of Mind**
Alan G. Odom, Premier Metalwerks
Pat Barry, coatings consultant, The Barry Group
- The cornices, roof flashings, gutters/downspouts, cupola towers, and metal shingles found on many historic courthouses pose water infiltration issues as these materials age. Identifying corrosion issues (water, electrolytic reactions) and remediating the problems early can keep exterior metals in service for decades to come.*
- 2:10 – 2:50 **Session 4: Keeping Doors and Windows in Shape: Weatherstripping, Hardware, Sealants and Paint**
Tom Clark, Leeds Clark
- On-going issues with doors and windows can lead facilities managers to the brink of despair. Mr. Clark will discuss ways to adjust doors and windows to enhance energy conservation, operation, weather-tightness and longevity.*
- 2:50 – 3:05 **Break**
- 3:05 – 3:45 **Session 5: Construction Warranties and Maintenance Budgeting or How All Good Things Must Come to an End**
Tom Hornseth, Comal County Engineer
Dennis Cordes, architect, Texas Historic Courthouse Stewardship Program, THC
- We will explore the responsibilities of the general contractor during the first year of operation and beyond, from the county's perspective. While some warranties extend beyond the first year, counties must begin to plan for the eventuality of equipment failure and replacement.*
- 3:45 – 5:00 **Interactive Session: Case Studies from the Field**
As one of our most popular workshop sessions, the audience will break into groups to make recommendations to resolve issues submitted by counties and program staff.

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Friday, May 25, 2012

8:00 – 8:30 Continental breakfast

8:30 – 8:45 **Welcome:** Stan Graves, director, Texas Historic Courthouse Preservation Program, THC
Phyllis Mulder, president, TLTA

8:45 – 9:25 **Session 6: Tweaking Your Systems: Retrocommissioning HVAC, Lighting and Controls**
John Umphress, Austin Energy Green Building Program

Not unlike a yearly tune-up, heating and cooling systems need regular diagnostic services to operate at peak performance. This systematic process uses a staged approach to first understand if the building is operating as designed (or to meet the county's needs), then to determine whether equipment is performing properly, and finally, to identify opportunities to save energy.

9:25 – 10:25 **Session 7: Establishing Non-Profit Funding for Long-Term Courthouse Maintenance**
Lisa Avra, director, Friends of the Texas Historical Commission
Marilynn Johanson, chair, Mills County Courthouse Restoration Association

As state funds continue to shrink, counties are faced with ever-increasing costs to maintain systems and the historic appearance of courthouses. Having non-profit partners in the community to not only raise funds, but also increase public support and viability of the courthouse as the county centerpiece, will strengthen counties to weather future financial storms.

10:25 – 10:40 **Break**

10:40 – 11:35 **Session 8 – Making Time for Preventive Maintenance While Putting Out Everyday Fires**
Dennis Willingham, facility manager, Bosque County
Mike Head, director of facilities, Potter County

A variety of systems can be put in place using existing software to track courthouse maintenance. Two former workshop speakers return to update us on how they schedule and prioritize tasks, track time/expense and communicate with the Commissioners Court on budgeting.

11:35 – 11:45 **County Stewardship Recognition, TLTA Appreciation, Door Prize Drawing**